

# Mapleton City Planning Commission Staff Report

Meeting Date: May 9, 2013

**Item:** 5

**Applicant:** Ryan McDougal

**Location:** Approximately 250 E and 400 N (parcel # 26:064:0322)

**Prepared by:** Brian Tucker, Planner

**Public Hearing Item:** Yes

**Zone:** R-2

## **REQUEST**

Consideration of Final Plat approval for the Meadows at Mapleton Subdivision consisting of twelve (12) lots located in the Residential (R-2) zone.

## **BACKGROUND AND PROJECT DESCRIPTION**

The project site is approximately 4.35 acres in size located in the R-2 zone. The applicant is requesting preliminary approval for a twelve (12) lot subdivision. The twelve lots vary in size from 10,000 sf to 16995 sf in size. The property has frontage on both 400 and 600 East and the proposed road that would serve these future lots would connect those two streets. The property does not contain any significant trees or vegetation that should be preserved. The project has preliminary plat approval from the Planning Commission but still requires final plat approval from the Planning Commission and the City Council. The DRC reviewed this application and issued the attached minutes on April 30, 2013.

A public hearing was held on March 28<sup>th</sup>, 2013 and a number of concerns were raised by the public including increased traffic, disposition of irrigation ditches, street connectivity, the buildability of lots 1 and 7, location of proposed infrastructure, fencing issues and the continuation of existing animal rights on adjoining properties. Many of these concerns were addressed in the meeting as staff informed those concerned parties that fencing that existed at the time of road construction would be allowed to stay with a legal non-conforming status, that animal rights would not change on adjoining property, that construction would happen only on the property in question and that irrigation ditches through the property or disturbed by construction would be piped and irrigation ditches on adjoining property would continue to be the responsibility of the adjoining property owner. Traffic, connectivity and buildability issues are evaluated below.

## **EVALUATION**

**Zoning:** The R-2 zone allows for a minimum lot size of 10,000 square feet with a minimum width of 80 feet. The proposed lots comply with these standards.

**Streets and Roads:** The proposal includes a city street, built to the Mapleton City specification of a local class street with a 56' right of way, connecting 400 south and 600 south and providing access to all of the proposed lots. The proposed street meets the standards as found in Chapter 17.12.

**Traffic Conflicts:** During the public comment period of the March 28, 2013 Planning Commission meeting a concern was raised with regard to possible traffic conflicts due to the fact that the proposed street did not line up with existing streets. Chapter 17.12.050.B. states that "Offsets in street alignment of more than fifteen feet (15') or less than one hundred twenty feet (120') shall be prohibited." The offset between the centerline of 210 East and the centerline of the proposed 250 East is 184'. The offset between the centerline of the proposed 250 East and the centerline of 300 East is 122.81'. These offsets meet the city standard.

**Increased Traffic:** While a sensitive topic to those who live in the area, the issue of increased traffic due to this new development appears to be minimal. Existing traffic on 400 North is relatively light by traffic level of service standards. 400 N., as currently constructed, is capable of carrying approximately 1500 vehicular trips per day. Currently Staff has no reason to believe that 400 North is functioning at anything less than an “A” level of service, meaning that it is carrying on average less than 69% of its capacity on a daily basis. The average number of daily trips for a 12 lot subdivision is somewhere between 108 and 132 trips per day and in this case those trips can be split between 400 N. and 600 N. At an average of only one additional trip every 11+ minutes, even if every trip was taken on 400 N. This increase in traffic is relatively small and certainly does not cause a level of traffic congestion that would result in anything approaching traffic failure.

**Connectivity:** The ability to create through streets and to provide adequate access is very important in developing an efficient system of streets. As far as this project is concerned there is no readily developable land located to the east and the two large developable parcels to the west each have frontage on at least 2 local class streets as identified on the Master Transportation Plan. If planned correctly double ingress and egress will be available when those properties are ready to develop.

**Buildable Lots:** Lots 1 and 7, as corner lots, looked as though there might be issues about the practicality of placing a reasonable sized home on the property. The developer has provided an exhibit to show how a home could be laid out and it is attached to this staff report. Lot 1 would allow a home with a maximum footprint of 2800 sf and lot 7 would allow a maximum footprint of 3,000 sf. Since 2 stories are allowed in the R-2 zone, a home built on either of these lots could exceed 5,000 square feet.

**Development Code:** Mapleton City Code (MCC) Chapter 17.04.050 outlines several issues the Commission should review. These are outlined in the attached findings. The application, as conditioned, appears to comply with City standards.

**Effect of Preliminary Plat Approval on Final Plat Approval:** Mapleton City Code (MCC) Chapter 17.04.050 E. states:

*“Upon approval of a preliminary plan the planning commission shall be committed to grant approval of the final plat, subject to full compliance with any conditions attached, unless, in the opinion of the planning commission, the approval was given based on inaccurate or incomplete representations or that changes have occurred in conditions relating to the property which were not known or present at the time approval was given, and which would result in a significant detrimental effect to the public if the project were carried out as initially presented.”*

### **STAFF RECCOMENDATION**

Approve the Final Plat for the Meadows at Mapleton Plat “A” subdivision with the attached findings and special condition.

### **SPECIAL CONDITION**

1. All outstanding issues raised in the DRC minutes dated April 30, 2013 shall be addressed prior to plat recording.

### **ATTACHMENTS**

1. Findings for Decision.
2. Application Materials.
3. DRC Minutes 4/30/13.

<b>Attachment "1" Findings for Decision</b>		
<b>No.</b>	<b>Findings</b>	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓



Subject Property looking North from 400 North.



Subject Property looking South from 600 North.





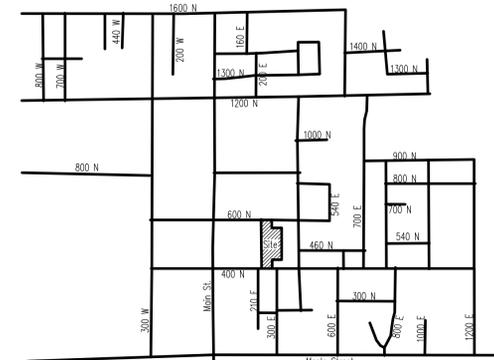
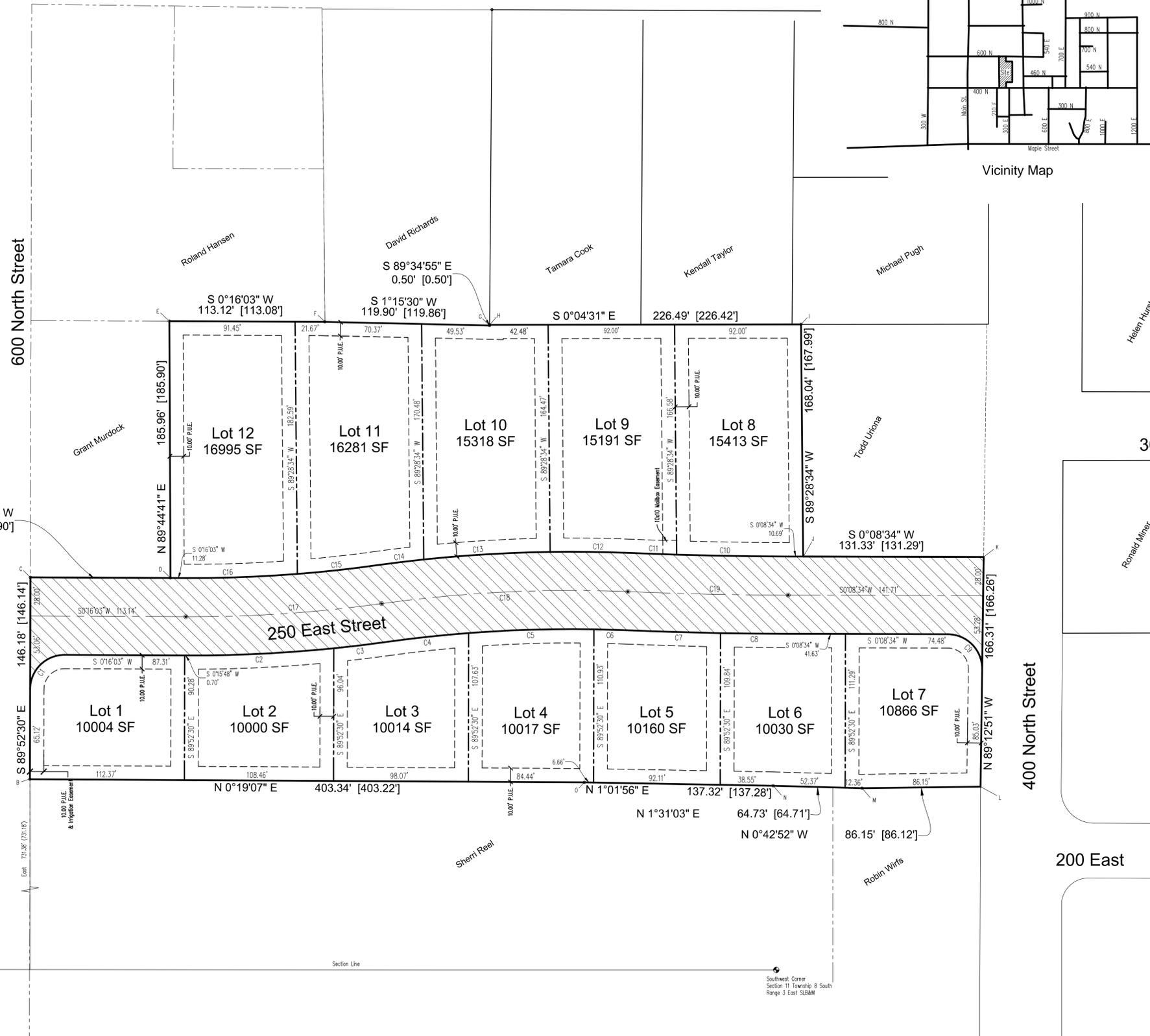
Curve	Radius	Length	Chord	Bearing	Delta
C1	25.00'	39.33'	35.40'	N 44°48'13" W	90°08'33"
C2	1028.00'	107.95'	107.90'	S 2°44'26" E	6°00'59"
C3	1028.00'	38.93'	38.93'	S 6°50'10" E	2°10'12"
C4	972.00'	59.79'	59.78'	N 6°09'24" W	3°31'28"
C5	972.00'	91.18'	91.15'	N 1°42'25" W	5°22'29"
C6	972.00'	23.61'	23.60'	N 1°40'34" E	1°23'29"
C7	3028.00'	68.53'	68.53'	S 1°43'25" W	1°17'48"
C8	3028.00'	49.27'	49.27'	S 0°36'32" W	0°55'57"
C9	25.00'	39.55'	35.55'	N 45°27'51" E	90°38'34"
C10	2972.00'	81.34'	81.33'	S 0°55'36" W	1°34'05"
C11	2972.00'	34.29'	34.29'	S 2°02'29" W	0°39'40"
C12	1028.00'	57.76'	57.76'	N 0°45'44" E	3°13'10"
C13	1028.00'	92.15'	92.12'	N 3°24'56" W	5°08'09"
C14	1028.00'	34.72'	34.72'	N 6°57'04" W	1°36'07"
C15	972.00'	57.79'	57.78'	S 6°12'56" E	3°24'23"
C16	972.00'	81.09'	81.07'	S 2°07'21" E	4°46'48"
C17	1000.00'	142.88'	142.76'	S 3°49'33" E	8°11'11"
C18	1000.00'	179.61'	179.37'	N 2°46'25" W	10°17'27"
C19	3000.00'	116.72'	116.71'	S 1°15'26" W	2°13'45"

State Plane Coordinates

Northing	Easting
A	657215.3700'
B	656632.5058'
C	656632.1867'
D	656530.2863'
E	656531.1140'
F	656418.0325'
G	656298.1986'
H	656288.1948'
I	656071.7125'
J	656070.2376'
K	655938.9492'
L	655941.2292'
M	656027.3445'
N	656092.0324'
O	656229.2890'

Grid Factor = 0.9997

Area to be dedicated to Mapleton City as Public Streets = 39,139 S.F.



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Boundary Description

Commencing at a point located South 0°01'55" West along the Section line 583.04 feet and East 731.38 feet from the West quarter corner of Section 11, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°52'30" East along 600 North Street 146.18 feet; thence South 0°16'03" West 101.93 feet; thence North 89°44'41" East 185.96 feet; thence South 0°16'03" West 113.12 feet; thence South 0°15'30" West 119.90 feet; thence South 89°34'55" East 0.50 feet; thence South 0°04'31" East 226.49 feet; thence South 89°28'34" West 168.04 feet; thence South 0°08'34" West 131.33 feet; thence North 89°12'51" West 166.31 feet; thence North 0°04'25" West 86.15 feet; thence North 0°13'03" East 64.73 feet; thence North 0°10'56" East 137.32 feet; thence North 0°19'07" East 403.34 feet to the point of beginning.

AREA = 4.35 acres

BASIS OF BEARING = South 0°01'55" West along the Section line

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_  
(See Seal Below)

Owner's Dedication

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

Acceptance of Legislative Body

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_\_.

MAYOR \_\_\_\_\_ ATTEST \_\_\_\_\_ CITY RECORDER  
APPROVED \_\_\_\_\_ (See Seal Below)

Rocky Mountain Power Approval

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ BY Rocky Mountain Power.

Planning Commission Approval

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ BY THE \_\_\_\_\_ PLANNING COMMISSION.

DIRECTOR SECRETARY \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

Utility Company Approvals

\_\_\_\_\_

Conditions of Approval

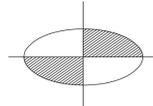
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PLAT " A "

The Meadows at Mapleton

MAPLETON \_\_\_\_\_ SUBDIVISION \_\_\_\_\_ UTAH COUNTY, UTAH  
SCALE: 1" = 40 FEET

PREPARED BY



DUDLEY AND ASSOCIATES INC.

OCCUPANCY RESTRICTION NOTICE

ORDINANCE NO. \_\_\_\_\_ OF \_\_\_\_\_ UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY \_\_\_\_\_

ACKNOWLEDGEMENT (PERSONAL)

STATE OF UTAH S.S. \_\_\_\_\_ COUNTY OF UTAH  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES : \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL)

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH S.S. \_\_\_\_\_ COUNTY OF UTAH  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID \_\_\_\_\_ IS THE PRESIDENT AND HE THE SAID \_\_\_\_\_ IS THE SECRETARY OF \_\_\_\_\_ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID \_\_\_\_\_ AND \_\_\_\_\_ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.  
NOTARY PUBLIC \_\_\_\_\_ RESIDING AT \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

CORPORATE SEAL

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL



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**MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES**

April 30, 2013

125 West Community Center Way (400 North), Mapleton, Utah 84664

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Ryan McDougal submitted a request on 02/13/2013 for preliminary plat approval for the Meadows at Mapleton Plat "A" subdivision located generally at 250 East and 600 North. The project is located in the R-2 Zone. Revised plans were submitted for review on April 17<sup>th</sup>, 2013. The project consists of 12 lots covering approximately 4.56 acres.

**Community Development Department**

Sean Conroy, Community Development Director, Phone: (801) 806-9101, Fax: (801) 489-5657

Email: [sconoy@mapleton.org](mailto:sconoy@mapleton.org)

Brian Tucker, Planner, Phone: (801) 806-9108, Fax: (801) 489-5657

Email: [btucker@mapleton.org](mailto:btucker@mapleton.org)

**Please address the following concerns in revised drawings:**

1. This subdivision application requires final approval from the Planning Commission and final approval from the City Council. If revised plans are submitted by May 1<sup>st</sup> your final plat could be scheduled for the May 21<sup>st</sup> City Council agenda.
2. In accordance with Mapleton City Code (MCC) 17.08.020 D. please submit "*Evidence of ability to satisfy the water rights conveyance requirements.*"

**Engineering and Public Works Division**

Gary Calder, City Engineer, Phone (801) 489-6253, Fax (801) 489-5179

Email: [gcalder@mapleton.org](mailto:gcalder@mapleton.org)

Scott Bird, Public Works Operation Director, Phone (801) 489-6253, Fax (801) 489-5179

Email: [sbird@mapleton.org](mailto:sbird@mapleton.org)

**Address the following concerns in revised drawings:**

**Project: The Meadows at Mapleton**

**Date: April 30, 2013**

**Site Grading:**

1. Remove all concrete that does not meet current city standards i.e. broken/cracked sections, 400 North.

**Sewer System:**

1. Show sewer main alignment 5 feet left of centerline per city standard

**Water System:**

1. Show all existing and new Fire Hydrants (400 N. and 600 N.)
2. Show water main alignment 10 feet right of centerline per city standard

**Secondary Water (Pressure Irrigation):**

1. Show removal of existing PI Service at intersection of 400 N. and 250 E. and shut of corporations stop at main.

2. Show Secondary Irrigation main 10 feet left of centerline per city standard.

Roadway:

1. Road x-sections, Include x-sections Standard Drawing Street 02: 250 East (56' R/W - 42' Asphalt) 400 N. and 600 N. (66' R/W) with Plan/Profile with new and existing improvements.
2. Show mailbox locations, this is to be shown on the plat, with an easement.

Storm Drain:

1. SWPPP and Land Disturbance permits are required.
2. Show Details for all BMPs on Erosion Control Plan.
3. Show Pre-Treatment Sumps on each side of 250 E in front of Lots 4 and 9
4. Change note of Existing 24 inch Storm Drain Pipe to Existing 24 inch Irrigation Pipe.

Miscellaneous:

1. Bonding will be required upon final approval of site plan.
2. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
3. Show APWA/Mapleton City Addendum Standard Drawings for project.
4. On lots where irrigation pipe encroaches, extend the PUE 10' from the edge of pipe.